

BOARD OF DESIGN REVIEW MINUTES

December 5, 2002

CALL TO ORDER: Chairman Stewart Straus called the meeting to order at 6:35 p.m. in the Beaverton City Hall 3rd Floor Conference Room at 4755 SW Griffith Drive

ROLL CALL: Present was Chairman Stewart Straus. Board Members Cecilia Antonio, Hal Beighley, Mimi Doukas, Ronald Nardoza and Jennifer Shipley were excused.

Associate Planner Liz Shotwell represented staff.

OLD BUSINESS:

CONTINUANCES:

Chairman Straus called the meeting to order and explained that the only purpose of this meeting is to continue the public hearing item, observing that although they are welcome to attend, no testimony would be accepted from the public at this time.

A. BDR 2002-0124 – US BANK AT BEAVERTON/HILLSDALE HIGHWAY AND LAURELWOOD AVENUE DESIGN REVIEW

The applicant requests Type III Design Review approval for proposed development of the subject site, noted below. The proposed development is the construction of a new bank building and associated improvements. The building is proposed as one (1) level, approximately 3,043 square feet in size with two (2) drive-up teller lanes on the western side of the building. The applicant proposes ingress/egress along SW Laurelwood Avenue and a new right-hand turn lane along the subject site's eastern property line, within the SW Laurelwood Avenue right-of-way and proposed dedication area, on the north side of the intersection with SW Beaverton-Hillsdale Highway. The Board of Design Review will review the overall design of this request including buildings, landscaping, street layout, and lighting design. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The development proposal is generally located at the northwest corner of the intersection of SW Laurelwood Avenue and SW Beaverton-Hillsdale Highway. The development proposal is specifically located on Washington County Assessor's Map 1S1-13BB, Tax Lot 06600. The affected parcel is zoned Office Commercial (OC) and is approximately 0.80 acres in size.

Chairman Straus granted the applicant's request to continue the Public Hearing for BDR 2002-0124 – US Bank at Beaverton/Hillsdale Highway and Laurelwood Avenue Design Review to a date certain of December 19, 2002.

NEW BUSINESS:

PUBLIC HEARINGS:

A. ADJ 2002-0006 – THE ROUND ATHLETIC CLUB & LOFTS BUILDING – HEIGHT ADJUSTMENT

The applicant is proposing to construct an approximately 105-foot tall building adjacent to the future extension of SW Millikan Way and SW Watson Avenue, both of which are designated as Major Pedestrian Routes. The Development Code allows structures up to 120 feet in the RC-TO zone. However, pursuant to Development Code Section 20.20.60.E.3.B, all buildings adjacent to a Major Pedestrian Route have a maximum height allowance that is less than 120 feet. The applicant requests approval of the adjustment to exceed the building height standards adjacent to Major Pedestrian Routes, by approximately 65 feet.

B. DR 2002-0195 – THE ROUND ATHLETIC CLUB & LOFTS BUILDING DESIGN REVIEW

The applicant is requesting Design Review approval for an approximately 180,300 square foot mixed-use building. The mixture of uses includes an athletic facility, structured parking, and attached residential dwellings in a 7-story structure. The site is located within 'The Round at Beaverton Central' on the northwest corner of the intersection of SW Watson Avenue and the future extension of SW Millikan Way.

Chairman Straus granted the applicant's request to continue the Public Hearing for ADJ 2002-0006 – The Round Athletic Club and Lofts Building Height Adjustment to a date certain of December 19, 2002.

Chairman Straus granted the applicant's request to continue the Public Hearing for DR 2002-0195 – The Round Athletic Club and Lofts Building Design Review to a date certain of December 19, 2002.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 6:50 p.m.